

Planning and Development Control Committee Minutes

Wednesday 11 January 2017

7:00pm

Assembly Hall – Hammersmith Town Hall

PRESENT

Committee members: Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Michael Cartwright, Wesley Harcourt, Natalia Perez, Lucy Ivimy, Alex Karmel, Robert Largan and Viya Nsumbu

10. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Planning and Development Control Committee held on 14 December 2016 be confirmed and signed as an accurate record of the proceedings.

11. APOLOGIES FOR ABSENCE

None.

12. DECLARATION OF INTERESTS

Councillor Wesley Harcourt declared an interest in respect of the briefing on Old Oak and Park Royal Development Corporation. He is the LBHF delegate sitting on the ODPC Planning Committee. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the item.

Councillor Alex Karmel declared an interest in respect of Stamford Bridge Grounds, Fulham Road, London SW6 1HS as he is a Chelsea fan and several years ago had a share of a season ticket. He considered that this did not give rise to a perception of a conflict of interest and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

13. PLANNING APPLICATIONS

13.1 Briefing - Old Oak and Park Royal Development Corporation

Councillor Wesley Harcourt declared an interest in respect of the briefing on Old Oak and Park Royal Development Corporation. He is the LBHF delegate sitting on the ODPC Planning Committee. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the item.

A briefing was provided by Michael Mulhern on behalf of the Old Oak and Park Royal Development Corporation.

RESOLVED THAT:

The briefing was noted.

13.2 Stamford Bridge Grounds, Fulham Road, London SW6 1HS

Please see the Addendum attached to the minutes for further details. In addition, two further representations were received 11 January (post publication of the Addendum) from Flat 4, 438 Fulham Road, SW6 and Alpha Planning Ltd (on behalf of residents in Hilary Close, SW6)

Councillor Alex Karmel declared an interest in respect of Stamford Bridge Grounds, Fulham Road, London SW6 1HS as he is a Chelsea fan and several years ago had a share of a season ticket. He considered that this did not give rise to a perception of a conflict of interest and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

At the start of the meeting, the Chair explained that due to the high level of public interest in the application, he had used his discretion and rather than the 10-minute maximum (5 minutes for, 5 minutes against), he had decided to allow members of the public address the committee for a total of 30 minutes. Based on the number of representations received, the Chair allocated 9 minutes to those in favour of the application and 21 minutes to those opposed to it.

Following the meeting, all registered speakers were contacted by Committee Services and given the opportunity to submit their speaking notes for the public record. Those received are appended to the minutes for reference.

The Committee heard representations in support of the application by the Applicant, Agent and a respondent in support of the application. A number of points were raised and included:

- The stadium was of architectural distinction and would become one of the world's most distinguished sports venues.

- The stadium would contribute greatly to London's visitor economy and to the social and economic prosperity of the local community.
- Extensive consultation was conducted between the project team, Council officers and technical consultees to ensure that all relevant planning issues associated with the scheme were addressed.
- Extensive consultation was carried out with residents, local amenity groups and numerous i.e. organisations Transport for London, Network Rail, The Royal Parks, the Metropolitan Police and the Greater London Authority.
- Consultation events held at Stamford Bridge Stadium and were well attended.
- The stadium design was well received by the council's Design Review Panel.
- Numerous design amendments had been made including:
 - I. Reconfiguration of the decking platforms over the railways, particularly to the east, to cut back from neighbouring residential properties.
 - II. Increased perimeter planting.
 - III. Revised landscape proposals to increase greening and improve bio-diversity.
 - IV. Incorporation of on-site renewable and low energy in the form of a CHP plant.
 - V. Changes made to the roof and refining the façade treatment.
 - VI. Reduction in parking spaces; and changes to the accessibility statement.
- Comprehensive Environmental Statement, Transport Assessment and Travel Plan and Outline Construction and Logistics Plan had been submitted.
- On-going consultation with those neighbours with particular sensitivities throughout the design development and construction process would be held.
- The proposed development was compliant with the development plan.

The Committee heard representations against the application from eight residents. They listed a number of concerns including:

- The current scheme and in particular the raised pedestrian walkway, would destroy the green cutting conservation area and damage the peaceful tranquillity and rural feel of the Billings.
- The proposed walkway would visually clash with the small 19 century houses and destroy residential amenity.
- The stadium would be visually dominant.
- The loss of trees to make way for the walkways
- Sunlight and daylight would be seriously affected.
- RBKC has deemed the development to be harmful and unacceptable.
- The night-time construction proposed would cause chronic sleep deprivation which could contribute to further health problems.
- The development would increase noise, crime and pollution

- The position of the walkway was unsuitable and would be harmful and cause a sense of enclosure.
- Noise would increase significantly and noise receptors had been sited incorrectly so would give inaccurate readings.
- Residents were unaware of what provisions had been made in the event of a terror attack.
- Residents had not seen a threat assessment or emergency planning diagram.
- The proposal should be refused on the grounds of bulk, mass, and scale.
- The design was over bearing.
- The stadium did not relate to the local area as it would tower 100ft over residential properties.
- The design was contrary to policy as there would be a net loss of housing to the local area.
- Loss of privacy and overlooking - The turning point of the walkway would mean that thousands of queuing fans would be able to overlook gardens, kitchens and bedrooms of some residential properties.

The Committee heard representations from Councillor Stainton, Ward Councillor for Parsons Green and Walham. Councillor Stainton requested clarification on the use of the Bovril Gate entrance on non-match days.

During the course of discussions, the committee raised a number of points. These included:

- The overall quality and design of the stadium.
- The enforceability of condition 80 related to the Use Class Order and number of allowable persons on site on non-match days.
- Concerns expressed about the extent of the decking platforms, design, the loss of existing green space and impact on the amenity of residents.
- Concerns about privacy and overlooking from the decking platforms.
- Concern as to whether television signals would be affected.
- The lack of controls on Sunday parking within RBKC and the likely impact on Hammersmith and Fulham.
- Taxi Management .
- The impact of bus travel.
- Job loss and job creation related to the stadium construction and employment opportunities after the completion of the stadium.
- Loss of light to Stamford Cottages.
- Impact of queuing on the north decking platform.
- Microclimate conditions of the playing pitch.
- Delivery and Servicing Management Plan.
- Construction Traffic Management and Logistics Plan.
- Demolition and Logistics Plan.
- Demolition/Construction Waste Management Plans.
- External Lighting Strategy.
- Height of barriers/boundary walls/fences treatment along the edges of the decking platforms.
- Sought clarification on S106 agreement..Amendment to the wording of Condition 85 including the removal of the wording “unless otherwise agreed in writing with the Local Planning Authority”.

It was moved and seconded that the following conditions be brought back to committee for consideration, should the application be approved:

- Condition 17: Demolition and Logistics Plan.
- Condition 18: Demolition and Waste Management Plan.
- Condition 19: Construction Traffic Management and Logistics Plan.
- Condition 20: Construction Environmental Management Plan
- Condition 47: External Lighting Strategy.
- Condition 46: Details related to the height and form of sound barriers / boundary walls / fences treatment along the edges of the decking platforms.
- Condition 72: Delivery and Servicing Management Plan.

And amendment to wording of Condition 85 as set out above.

The Committee voted on planning application 2015/05050/FUL and the results in relation to Recommendation 1 in the officer report were as follows:

For: 10
Against: 0
Not Voting: 0

The Committee voted on planning application 2015/05050/FUL and the results in relation to Recommendation 2 in the officer report were as follows:

For: 10
Against: 0
Not Voting: 0

RESOLVED THAT:

The application 2015/05050/FUL be approved subject to there being no contrary direction from the Mayor for London and upon the completion of the legal agreement and the conditions set out in the report and Addendum.

Meeting started: 7.00 pm
Meeting ended: 10.22 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 11.01.2017

REG REF.	ADDRESS	WARD	PAGE
2015/05050/FUL	Stamford Bridge Grounds, SW6	Parsons Green & Walham	9
Page 11	Add "Appendix 2 – Equalities Impact Assessment"		
Pages 16 & 17	Conditions 5 & 6: replace "(a)" and "(b)" with "(i)" and "(ii)"		
Page 17	Condition 7: replace "(a)" to "(h)" with "(i)" to "(viii)"		
Page 21	Condition 16: add heading "Brompton Cemetery Western Catacombs"		
Pages 24 & 25	Conditions 19 & 20: replace "(b)" and "(c)" with "(c)" and "(d)"		
Page 28	Condition 24; second paragraph; line 4: delete "works to site trees within the specified areas"		
Page 32	Condition 32: replace "(a)" to "(d)" inclusive with "(i)" to "(iv)"; replace "Part (a)" with "Part (i)" and "part (b)" where it occurs with "Part (ii)"		
Page 33	Condition 34: replace the 10 bullets with "(i)" to "(x)"		
Page 36	Condition 40: heading: delete "CHP Flues" and replace with "Energy Plant Flues". Line 2: delete "CHP flues" and replace with "energy plant flues".		
Page 38	Condition 45: add heading "Revised Flood Risk Assessment".		
Page 39	Conditions 46: replace "(a)" to "(e)" with "(i)" to "(v)"		
Page 39	Condition 47: replace "(a)" to "(d)" with "(i)" to "(iv)"		
Page 44	Delete wording of condition 58 and replace with the following (revised) wording: "Prior to the commencement of the (c) construction works, details of the access ramp shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the alignment, widths, surfacing arrangements, kerbs, access ramp (including the car park ramps with confirmation of vertical clearance), forward visibility sight lines and vision splays, speed restraint measures, turning heads, gradients, street lighting and drainage in respect of the relevant part of the development. Development shall be implemented in accordance with the relevant approved details and no residential building within the relevant part of the development shall be occupied until the approved ramps, roads, accesses, footways, footpaths and cycleways have been constructed and been made available for use".		
Page 46	Conditions 62 & 63: replace "(a)" and "(b)" with "(i)" and "(ii)"		
Page 48	Condition 69, line 1: Delete "[first use]"		
Page 53	Condition 80: replace "(a)" to "(e)" with "(i)" to "(v)"		
Page 54	Condition 82: replace "(a)" to "(c)" with "(i)" to "(iii)"		

Page 55	Condition 85. Line 1: delete “as hatched areas shown”; line 2: delete “SBS-HDM-DR-A-1-1641-P4” and replace with “PN-FST_PA001”
Page 142	Paragraph 2.2.58: Additional representation received from the Royal Borough of Kensington and Chelsea (19/12/2016), objecting to the revised proposals (repeats 6 of the 9 reasons listed in their original representation: impact on Earls Court Station; on street parking pressure; construction management; off-site bicycle parking; sense of enclosure from proposed walkway on the properties in Stamford Cottages and; impact of the development on the Billings and Brompton Cemetery Conservation Area).
Page 196	Paragraph 4.11.22, line 2: delete “and stadium”
Page 200	Paragraph 4.11.48, line 4: delete “16,”
Page 202	Paragraph 4.11.65, line 3: after “paragraphs” insert “4.11.40 and 4.11.41”
Page 210	Paragraph 4.11.113, line 3: after “Stamford Gate entrance” add “and the Britannia Gate entrance”
Page 213	Paragraph 4.11.123, line 7: after “...foreground views.” Insert ““Whilst some minor adverse impacts have been identified in specific views in the Visual Assessment Analysis, it is considered that the character and significance of the surrounding conservation areas overall would be preserved by the development. Furthermore, the setting of the conservation areas would be enhanced by the replacement of the existing stands and outbuildings on the site, where they detract from the appearance of the surrounding conservation areas, by the high quality design of the proposed stadium”.
Pages 221, 244, 253 and 282	Duplication of paragraph numbering: renumber the second paragraph 4.12.38, 4.13.16, 4.14.17 and 4.15.15 as 4.12.39, 4.13.17, 4.14.18 and 4.15.16 respectively, and renumber the following paragraphs in each case to reflect this.
Page 235	Table 4.12, Row 1 (A4 Great West Road), column 6: delete “1E+05” and replace with “111857”
Page 294	Paragraph 5.2, line 11: delete “(3)” and replace with “(2)”
Page 301	Add additional Heads of terms requiring the submission, approval by the Council, and the implementation in accordance with the approved details of: a match day strategy/operations plan (to include coach parking); a stadium management plan; match day and non match day travel plans; a construction/demolition workforce travel plan; and a cycle parking management strategy. Change text in paras 4.12.72 and 4.12.84 to reflect this.
Page 302	Paragraph 6.18: delete “Billings and Brompton Conservation Area” and replace with “Billings and Brompton Cutting Conservation Area”.
Page 303	Paragraph 6.24: delete “Director of Planning and Growth” and replace with “Director of Planning and Development”
Page 304-317	Appendix 1 – List of Consultation & Neighbour Comments: add the following late representations to the list of representations received: Royal Borough of Kensington and Chelsea (19.12.2016)

16 Cochrane House, 19 Truesdales, Twickenham	(05.01.2017)
181 Seagrave Road, SW6	(05.01.2017)
CBRE Ltd. (on behalf of Fulham Broadway Shopping Centre)	(09.01.2017)
114 Edensor Gardens, Chiswick	(10.01.2017)
Lily Bridge House, 202 Seagrave Road, SW6	(10.01.2017)

Chairman, Councillors,

My name is Ben Peirson and I represent AECOM who act as planning agent to Fordstam Ltd; the Applicant for this planning application.

You have before you a scheme that would deliver a modern football stadium of considerable architectural distinction, which will be recognised as one of the world's most distinguished sports venues; located in the London Borough of Hammersmith and Fulham. Not only would the new stadium be an important addition to the local townscape, it would contribute greatly to London's visitor economy and to the social and economic prosperity of the local community.

The scope and content of the planning application is the culmination of considerable engagement between the project team, Council officers and technical consultees over several years to ensure that all relevant planning issues associated with the scheme have been satisfactorily addressed.

Extensive consultation has been carried out with local residents, local amenity groups and varied organisations as well as other key stakeholders such as Transport for London, Network Rail, The Royal Parks, Historic England, the Metropolitan Police and the Greater London Authority. Public attendance at the consultation events held at Stamford Bridge Stadium was impressive. Beyond those events, the Applicant has also engaged with numerous residents groups on many occasions throughout the planning process to discuss the scheme, take feedback and answer questions.

Following public consultation on the original planning application submitted in November 2015, a series of design refinements were made to the scheme in response to comments received by consultees as well as feedback from the Council's Design Review Panel on the original proposals.

Design amendments have included:

- Reconfiguration of the decking platforms over the railways, particularly to the east, to cut back from neighbouring residential properties;
- Redefining the design treatment to parts of the site boundary to include additional perimeter planting;
- Revised landscape proposals to the grounds, providing increased soft landscape, tree planting and green roofs which deliver on-site biodiversity enhancements;
- Incorporation of on-site renewable and low energy in the form of a CHP plant;
- Adjustments to the stadium massing and its roof geometry, as well as refining the façade treatment;
- Reduction in parking spaces; and
- Refinement to the accessibility strategy.

The impact of the proposed development has been carefully considered and assessed through a number of supporting documents including a comprehensive Environmental Statement, Transport Assessment and Travel Plan and Outline Construction and Logistics Plan, amongst others.

The Applicant is committed to on-going consultation with those neighbours with particular sensitivities throughout the design development and construction process. Indeed, A Community Liaison Group will be established through a planning condition for this purpose.

The proposed development is compliant with the development plan as a whole. In particular, the scheme accords with the overarching objective of development plan policies to support the continued success of a major sporting venue in the borough and its contribution to the local and wider London economy.

We request therefore that members approve the application in line with the officer recommendation.

My name is David Johnstone and I am a Chelsea supporter. I have been going to watch football at Stamford Bridge for more than 40 years so far.

For the last 19 years, I have produced a journal dedicated to Chelsea Football Club. So I have come to know many fellow Chelsea supporters, a lot of whom live in the area and all of whom are in favour of the redevelopment of the stadium.

I am one of them; in fact I am one of 80 million supporters who have walked since 1905 through the gates of Stamford Bridge; for many of us, it is our blue heaven.

I am here to speak for those who tonight have no voice; the millions no longer with us and – hopefully – the millions still to come, not yet born, who will grow to know and love this special place.

This is not our second home or our spiritual home – this is our home, across the generations and our support has kept it alive all these long years.

We are so delighted that our dreams may now be realised through the incredible commitment of the club's third owner to this fantastic new building, taking its rightful place in our story, along with the past and present arenas of his predecessors, which these magnificent models here tonight illustrate.

My earliest memories are of coming to Fulham Broadway with its sights and sounds; Fulham Broadway is an area we love and cherish and are proud of. I am aware of the business generated in Fulham Broadway because Chelsea play there.

We all know the football keeps local businesses alive; we are happy to support and improve the local economy by using the shops, the bars and the restaurants.

These businesses would disappear and the area would become a ghost town without football; in the near future the area and the local economy will flourish with the new stadium, something that residents will presumably not complain too much.

Indeed, the livelihood of SW6 is dependent on the existence of the football club.

As many here tonight know, football is the lifeblood of tens of millions of people in this country, bringing families, friends and neighbours together.

Stamford Bridge, the home of Chelsea Football Club, is a place of pilgrimage for millions of people.

With our support, combined with the power of the Chelsea name, the most recognisable brand in the borough, this extremely valuable community asset can be used so positively for the benefit of those who live locally.

It is an asset that must be protected, as well as nurtured.

The Chelsea Foundation – the charitable arm of the football club – will, with the redevelopment of Stamford Bridge, further extend its social programme to help and give

even more opportunities to local people, especially those not fortunate enough to enjoy life's advantages yet, to improve their lives and prospects.

I'm proud to support Chelsea because of reasons like that. I hope you will see fit to help the club grow and help the borough develop too by granting planning permission.

Thank you.

My name is Lance Poynter a long-time resident of Billing Place.

I am speaking on behalf of neighbours at Billing Place, Billing Street, Billing Road and Stamford Cottages who supported a joint objection (submitted by planning consultants, Smith Jenkins).

These streets form the Billings Conservation Area.

Our objection to the effects of the proposed scheme on the Billings is one of many, including the strong objections of both the Royal Borough and the Rt Hon. Greg Hands, MP for Fulham and Chelsea.

The Planning Officer concludes that the scheme you are considering tonight delivers substantial public benefits that are considered to outweigh the harm to designated heritage assets.

We **cannot** agree.

We believe that the report does **not** reflect **adequately**, or examine **sufficiently**, the **degree** of harm that the Scheme would inflict on the **historic** Billings Conservation Area.

The Billings Conservation area is on the southeast corner of the proposed development. We are separated from the present stadium by a green buffer, the Billings and Brompton Cutting Conservation Area.

This provides **open space**, a **Site of Importance for Nature Conservation**, a green corridor for wildlife and a green screen for the Billings.

To the north lies the Brompton Cemetery and we are set back from Fulham Road to the South.

The report finds that the scheme does 'harm' to the 'setting' of the Billings Conservation area and 'substantial harm' to the Cutting Conservation Area which, as noted, provides the green setting to the west of the Billings.

We believe that the scheme, as it stands, and particularly the raised pedestrian walkway, will **destroy** the green Cutting Conservation Area and **substantially damage** the Billings.

Both Councils have a duty to preserve or enhance these Conservation Areas.

If the scheme goes ahead unchanged, it will be the **damage**, that will be preserved for future generations **not** the Heritage, and the green space, so vital to London.

The Billings Conservation Area was **appraised** last year and the Conservation Area Appraisal adopted in October, **strengthening** the case for preservation.

The report omits this.

In making your decision you **must** therefore consider what the Appraisal finds is so special about the Billings, in order to appreciate and assess the harm.

This is what the Appraisal says in clause (1.6): to quote: “The four streets form a **charming** and **remarkable** survival of houses for the working classes”.

It finds in clause (1.8) that: “The small scale of the houses, the quietness afforded by the lack of traffic, and the absence of non-residential uses, impart a **peaceful tranquillity**, and a **spirit of intimacy to the place**, that makes it **unusually special**.”

The Appraisal comments in clause (4.9), that “Perhaps an intangible feature of this area, due to its diminutive size, is the **overwhelming view of the sky** all around.”

Clause (2.7) notes that “Outside the Conservation Area there are two important areas of green space, and the trees they contain enhance the setting of this small estate. These include the naturally self-sown Sycamores...” in the Cutting Conservation Area.

The Appraisal also highlights as special, in clause (1.8), what it describes as the Billings’ “**rural feel**”.

These are **some** of the things that are at stake and require your further consideration.

In 1.13 the Appraisal warns that The Billings is “**sensitive** to changes from without as well as within”.

The destruction of the Cutting Conservation Area and the green screen that it provides, replacing it with a raised walkway, will have a **profound** effect on the Billings Conservation Area.

And, according to Hammersmith and Fulham’s own Character Profile, the Cutting Conservation Area was adopted to, quote, “**control** any

development of the railway cutting, which forms an **important setting** to The Billings Conservation Area...”

The walkway proposed would clash, visually, with the small 19th Century houses, destroying residents’ amenity with its **physical domination** and the **sense of enclosure** it would bring,

the effect on **light** and **sky**,

the **intrusion** into the **peaceful tranquillity** of the Billings,

the **loss** of a **natural environment**,

but it would also **damage** that “**spirit of intimacy**”,

which, as the Appraisal emphasises, makes the Billings Conservation Area, to quote again,

“**unusually special**”.

The relationship of the raised walkway to the Billings is therefore particularly sensitive.

The Council and developers have recognized this to a very small extent in the changes made to the walkway in the revised plans. However, the raised pedestrian walkway would still be almost touching the Billings at the western end of Billing Place and along the Northern part of Stamford Cottages.

There will not even be room to plant trees or replace those that are to be cut down.

We believe that with your encouragement the developers **could**, and **should**, improve this part of the scheme, to lessen the catastrophic impact on the Billings Conservation Area, even if it includes adjustments or compromises to the design of the South East corner of the stadium.

We would urge the Committee to request the applicants to look again at this aspect of the plan.

PS ad lib – the montage looking Westwards along Billing Place did not show the fact that the proposed structures would be much, much nearer, did not show the removal of the trees at the end of Billing Place, and did not show the proposed walkway.

I am Mamon Hawkins and have lived in the Billings for 26 years at the end of Billing Place next to [REDACTED] Stamford Cottages, extremely close to the proposed walkway.

I strongly object to this overbearing and overpowering development which is only 6 metres from the Billings Conservation Area and rises to a height of 46 metres.

The walkway will have a harmful effect on the Billings and its residents and this is highlighted by the objection of RBKC to the scheme. In point 5 of their objection they say: "The proposed development by reason of the proximity of the raised walkway to Stamford Cottages would cause a significant increase in the sense of enclosure and have an unacceptable and harmful impact on ... living conditions..."

Also the night time construction proposed will cause chronic sleep deprivation. This and harmful living conditions can cause serious health problems, and no organization should have the right to cause this.

The development will, take light, increase noise, crime and pollution. It does not enhance the character of the Billings it only ruins it.

I would urge the Committee to request the applicants to look again at the unsuitable siting of the walkway.

I am Rose Crosthwaite. My family have lived in [REDACTED] Stamford Cottages for over 50 years and it is my home.

You will see on the Applicant's drawing that it is the nearest house to the development.

It is acknowledged in the Application that the sunlight and daylight will be seriously affected to 5 of our windows, namely living/family rooms and bedrooms by the Walkway.

It is deemed as having an UNACCEPTABLE and HARMFUL impact by The RBK&C.

This has been brought to the attention of the LBHF officers by the RBKC officers in their TWO formal letters of objection, the latest dated December 19th 2016.

I would urge the Committee to request the applicants to look again at the unsuitable siting of the walkway so as not to cause this harmful and unacceptable sense of enclosure.

Statement from Joan Edlis

Almost everything I want to say has been said much better by preceding speakers or in the report, in particular Councillor Stainton's remarks, which cover all of mine and more, except for one. But these issues point to the root cause of all the other objections.

Let me tell you the story of a tree, Jan's tree, planted in her memory about the same time as the Ken Bates development. This semi-mature golden robin now overhangs Bovril Gate, which will be transformed into a sloping entrance ramp. The Club have every right to crown prune the overhanging branches, but in order to do the works this work they'll also need to root prune it by 30%. One or the other of these actions might be survivable but together will be fatal to this tree.

And this goes to the root of the problem: the Applicant has consistently downplayed and diluted the neighbouring residences by amalgamating Chelsea Studios and others into the featureless 'south of the Site' category. Hence the assessment of this tree's value as 'minor' since there are other trees nearby. But that is solely from the point of view of the Fulham Road. From our garden this tree, in leaf, provides a significant amount of privacy, day and night, as well as acoustic mitigation. It makes a significant visual contribution to our communal gardens and is not of minor value.

Chelsea Studios is annoyingly in the way: our living spaces are overlooked, we have 5 residences sharing the Shed End wall, we share the Bovril Gate wall and we are an open target for Bovril Gate wall jumpers, the proposed half wall an invitation to climb over into ours. So much for designing out crime.

Noise and Vibration? How can Chelsea Studios have a Matchday increase of 5.6 dB when the receptors are on the north and east of the site? What is the absolute dB? Undocumented. And the Shed Wall is a conduit for vibration from pile driving. All caissons must be auger drilled.

What happens if there were a Paris or Istanbul style attack at a Fulham Road entrance, blocking one of two main refuge areas? Can you really see 60,000 people safely exiting the stadium within 8 minutes? Would you kettle 40,000 people through those narrowing concourses? I'm no stadium designer but a simple glance at the plan shows optimistic crowd control and a disregard for panic stricken people desperate to get out. On a normal match day they predict a 40 min queue to get onto the tube from the new North Decking. Can't you just see people climbing up the green wall and leaping into the Catacombs? Kind of like jumping out a window in Paris.

Nowhere in the documents is there a Threat Situation diagram or Emergency Plan, other than 'will be developed in subsequent stages of the project'. Where is the mundane Housekeeping we get when attending conferences – the 'two exits to the left and right of the stage' kind of thing? Even the Met objects to bicycle parking on site as 'a significant security risk due to potential terror attacks.' Remember, these attacks all happened after the initial submission and should be taken into consideration. It's been suggested these issues have been addressed but are

confidential. We need to see them to feel safe. You must refuse permission unless it's absolutely safe.

But the root cause of all this is that this proposal is too big for this site. It's a balloon in a bucket. Go back to the drawing board.

CFC NOTES

Project: Stamford Bridge Redevelopment **Date:** 07 February 2017

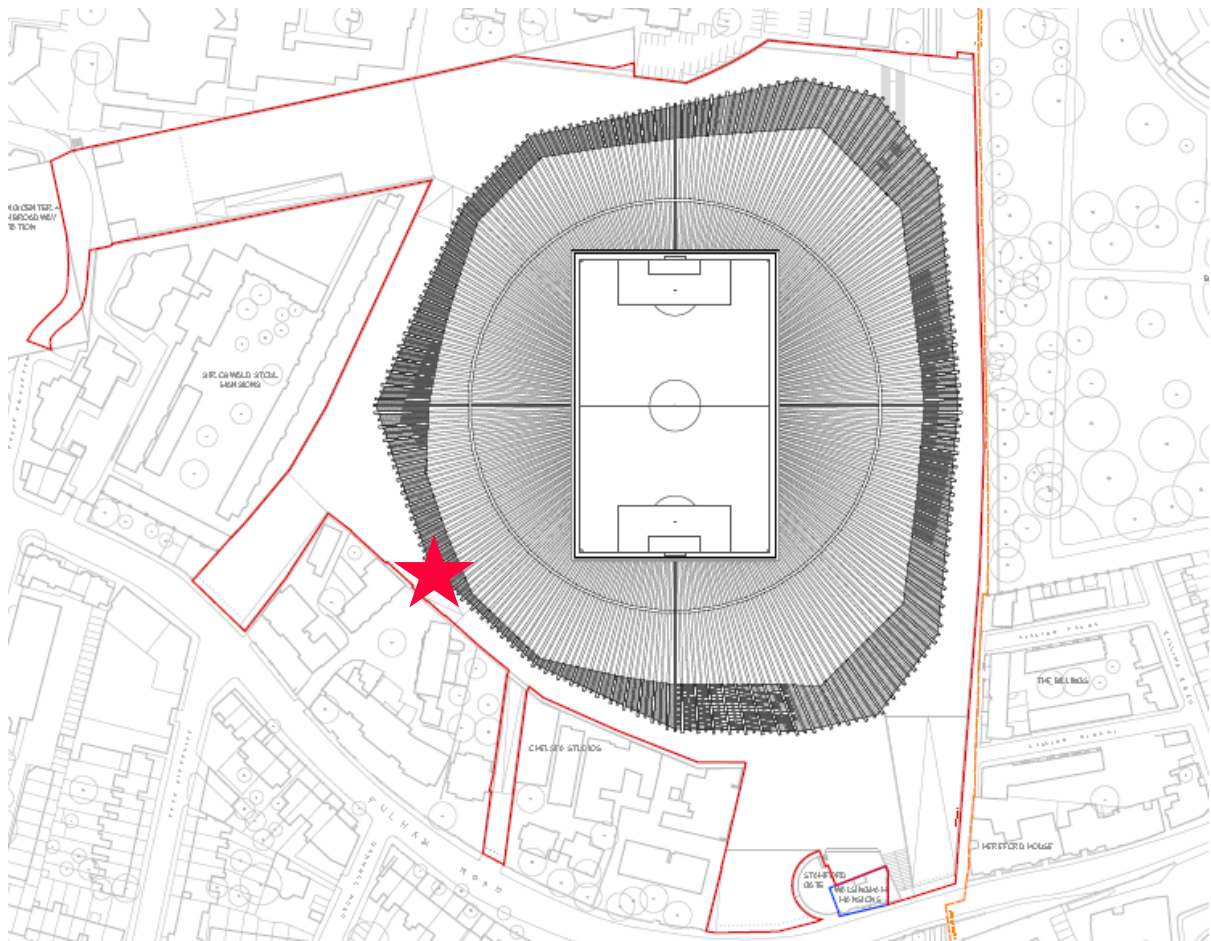
Ref: APL/00111/HIL4/DGu

Planning Committee Presentation - 11 January 2017

Firstly, thank you for affording me the opportunity to speak.

My name is Patric Johnson I live at x Hilary Close with my wife and 2 children, we have an effective party wall with the 'shed' wall as indicated on the map. I have lived there since 2004.

MAP



We logged an objected to the original application on the 5 key points

1. The design being overbearing and out of character with the surrounding area (monolithic / a spaceship / gothic)
2. The adverse effects that it represents to a conservation area.
3. The massive adverse impacts on our residential amenities during construction (noise, vibration, vehicle movements – 100 Lorries per day etc.)
4. The adverse impacts upon biodiversity – loss of two sites of importance for nature conservation.
5. And finally, post completion it will reduce the general quality of life in the area over the long term and have an adverse impact on residential amenities.

With the limited time allotted I will focus on the unacceptable impacts on our residential amenity as it relates directly to Hilary Close .

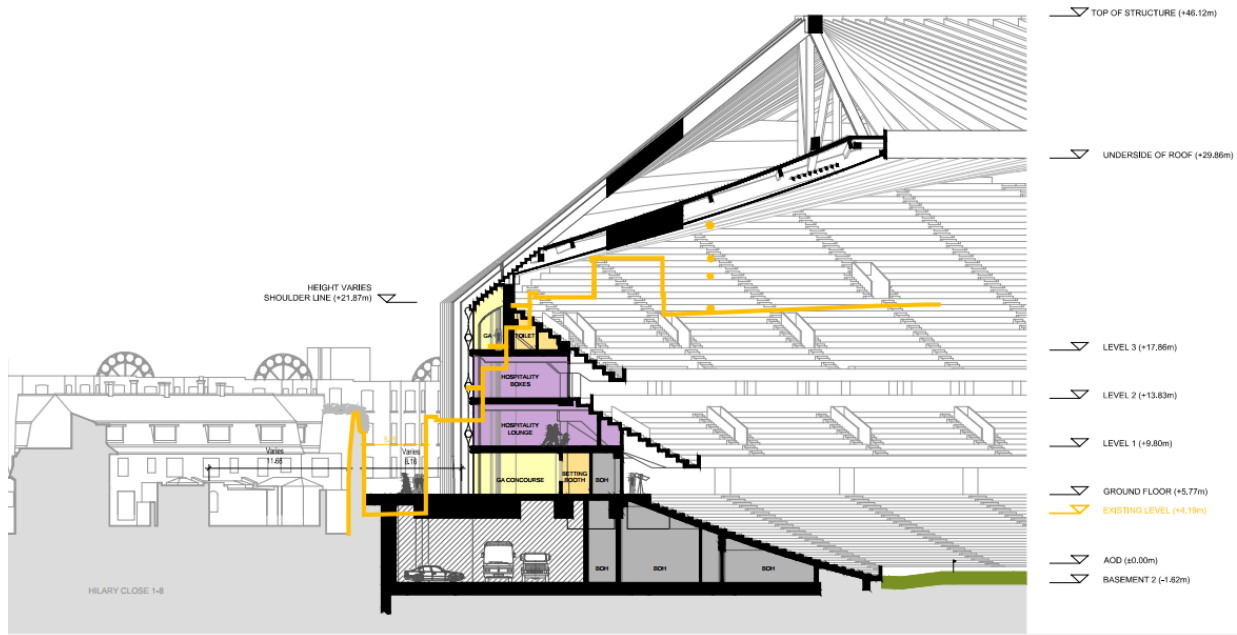
In short we consider that the proposed development by reason of its bulk, mass and scale will result in an over dominant development as it relates to my property and those of our neighbours. The physical mass is overbearing and completely out of scale with the surrounding area. Ignoring the direct loss of light issue, that applicant's consultants have already admitted. I wanted to quote from the within the officer's report (para 4.11.122)in that it says

“The proposed design has met the demands of a potentially difficult brief of achieving a 60 thousand seat stadium on this complex and sensitive site. The form of the proposed stadium has been influenced by its immediate surroundings, and builds upon the historic context of previous stadia on the site.”

This statement is simply incorrect. The stadium bears no relationship to its surroundings – it is basically a large gothic **coliseum towering some 32m.....or just over 100ft** above our properties.

(Please see the drawing)

9 See the architects drawing - Section E-E Drawing PN_ST_024.



One of the points in the planning submission was that the development will be

“no higher than the highest part of the existing stadium”.

This is, at best a manipulation of facts. As the highest part of the current stadium in relation to Hilary Close consists of a thin metal construct supporting the roof. Whereas The new stadium would have Solid walls, and a substantial roof structure rising an additional 25 metres or 80 feet above the enlarged SOLID walls. This is very apparent the various planning docs and highlighted in our original objection to the Planning officer as being unacceptable and overbearing



The net result therefore is an unacceptable and over-dominant relationship with the residential properties surrounding the stadium, as the imagery in Appendix 10 of the planning application shows (although interestingly **NO** image of what it would look like from inside Hilary Close presumably it was considered to hideous and overbearing.



Another focal point in this application appears to have been the desire to build a stadium that maximises capacity (60,000 spectators) coupled with the argument that the additional capacity will enable the **'young and local supporters'** greater access. Sadly this is not defined anywhere, and the

seventh proposed heads of terms within the officer's report (on para 6.12) is at best vague on the subject.

The reality is that the proposed development sees a doubling of the **'hospitality'** seats and boxes. (and increase from 4,600 to 9,200), with this class of seating consuming more than 20% of the overall floor space - thus it is at complete odds with the stated desire to satisfy 'young and local' group of supporters and more about simple the commercial returns.

In conclusion therefore

We believe that, when considered with the other objections that have been raised, there is clear conflict with national, regional and local policy. We consider that the development does not comply with the 4 key policies which we drew reference to in our original submission to the council.

As such we feel that

1. proportions, composition and scale **do not** enhance the public realm, but **do** cause harm to the amenity of surrounding buildings – **(Policy 7.6 of the London Plan)**
2. we feel that a flying saucer landing in the spot would better respect the townscape quality, and that this design is not additive with respect to the 'local context and character' of the surrounding area – **(Policies BE1 of the Core Strategy and Policy DM G1 of the Development Management Local Plan)**
3. and finally that this construct does not protect the amenities of neighbouring residents **(Housing Policy 8 in the Planning Guidance SPD)**

Accordingly I would request that you refuse planning permission for this development.